

Neighbour Consultation scheme Statement

The property at 57 Roundstone Drive, East Preston is at the western end of a four house terrace built around the nineteen thirties (1930's). The original property is a red brick two storey construction with a traditional tiled roof.

The proposed single storey extension is designed to extend from the rear wall of the original property by six (6) meters and be the full width of the house. This proposed extension of approximately 36m² will leave an overall area of approximately 240m², excluding the area of the original house, within the boundary of the property for landscaping and car parking.

The material palette will be a mix of those that echo aspects of the original property and traditional two coat render. The rendered masonry facade will be painted either RAL 7035 (light grey), RAL 9001 (cream) or RAL 9018 (papyrus white) with a flat roof to allow the garden at number 55 Roundstone Drive to maintain the maximum amount of sunlight to penetrate the garden as is presently the case. The double glazed windows and doors, including the tri-fold door to the north elevation will match the rest of the existing property.

The flat roof will have an overall total height of 3.1m at (excluding the roof light) the highest point of the flat roof and a height at the eaves of 2.85m. The flat roof will be either traditional or modified felt or a Single ply membrane with a roof light over the study space within the extension. This roof light will not project higher than 0.6m above the roof.

The current access arrangement for 55 Roundstone drive will be moved from its current position adjacent to the rear facade of the existing property to the north end of the rear garden and then running back to the side of the existing house (its current position) through the garden. This new access path will be approximately the same width as the existing access arrangements and will be formed before the extension build commences.

The rear of the property has an 1.95m high fence to all sides and a mature Bay tree (Laurus Nobilis) along with a mature Judas Tree (Cercis Siliquastrum) to the north west side of the garden and a semi mature apple tree to the north elevation, all of which will provide screening of the extension from the adjacent properties (22, 23, 24 and 25) in Roundstone Crescent to minimise any visual impact.

Document reference: DBR/EXT/WS/0001

